

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33446

137/138

Property Information

property address: 2713 S TEXAS AVE - 2714 Todd  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 15, LOT 7  
owner name/address: STUART, TIM  
2713 S TEXAS AVE  
BRYAN, TX 77802-5324  
full business name: Rug Shop  
land use category: Retail type of business: Rug sales  
current zoning: C3 occupancy status: occupied  
lot area (square feet): 10000 frontage along Texas Avenue (feet): 50  
lot depth (feet): 200 sq. footage of building: 1995  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
No No

Improvements

# of buildings: 2 building height (feet): 10 # of stories: 1  
type of buildings (specify): metal shed

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1995 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: ?  
lot type: ☐ asphalt ☐ concrete ☒ other gravel  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: bad back driveway  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *n/a*

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

*lot to be joined to another property  
not large enough for common use*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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